



ELLERKER GARDENS

Richmond TW10



VICTORIAN HOME ON RICHMOND HILL

An outstanding opportunity to purchase a generously proportioned, unmodernised Victorian home perfectly positioned in one of Richmond Hill's most sought-after locations.

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Local Authority: London Borough of Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide price:£2,450,000



BEAUTIFULLY PROPORTIONED AND HANDSOME FAMILY HOME

A rare opportunity, the property retains a wealth of period features and occupies one of the few plots on the street that backs directly onto Montague Road. The garden extends to approximately 60 feet, and this unique configuration offers exceptional potential, including the possibility of creating off-street parking or a garage, subject to the necessary consents.

The vendor has informed us of subsidence affecting the property and has indicated that underpinning works to the front bay window may be necessary. No structural engineer's report or other supporting documentation has been provided and therefore potential buyers may wish to make further enquiries and take independent advice on this matter.









Approximate Gross Internal Area = 234.6 sq m / 2525 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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